

Mariya Hodge
Senior Planner
City of Mountain View
Community Development Department
500 Castro Street – PO Box 7540
Mountain View, CA 94039

Dear Mariya Hodge:

ECI Four Terra Bella LLC (“ECI”) as the owner of the property located at 1277 Terra Bella Ave., Mountain View, CA hereby requests that the City of Mountain View (“City”) grant a conditional use permit and approve a parking reduction for this site.

ECI is proposing to change the building’s primary use from lab R&D to office R&D, in order to better match the primary use of buildings in the surrounding area (e.g. buildings used for office R&D by Google, Lytro, Clontech, and Elementum). Additionally, ECI would like to make modifications to the building to update the architecture and make it a more attractive building for potential tenants as well as improve the landscaping around the perimeter of the building, the front, back, and along the property lines to better integrate the site with the surrounding buildings. Following is a discussion of our CUP request and proposed changes to the site.

Parking Reduction

1277 Terra Bella currently has 80 non-conforming parking stalls. Per the City code requirements we will need 80 stalls for an office R&D use (1:300 s.f.). However, due to non-conforming parking stalls against the building, site conditions and parking requirements, we are losing an additional 16 stalls. Three on each side of driveway due to stacking requirements, nine spaces parallel to the building due to dimension requirements and adding an additional ADA stall. We are requesting that the parking requirement be reduced from the required 80 stalls to 64 stalls for this property (a 20% reduction). This parking reduction will also allow us to meet the landscape and ADA requirements for the City and maintain the maximum amount of on-site parking possible for this site.

In order to compensate for this parking reduction, ECI is putting together a Transportation Demand Management plan. In particular, this TDM plan will include:

1. Lease provisions which will require tenants to encourage their employees to use public transit by providing free or discounted transit passes to Caltrans, Light Rail, and the City shuttle program (which has nearby stops at Moffett/ Middlefield & Shoreline/ Middlefield), and will require tenants to be members of the local TMA.
2. Expanded bicycle parking. To encourage employees to bike to work, ECI has designated specific areas for bike parking at the front side entry for a total of 12 bicycle parking spaces, far more

than the 4 required by the code. This area will be surrounded by landscaping to make it attractive.

3. Showers and lockers for prospective tenants as part of the interior build out and TI, , which will increase the likelihood that employees who live further away will bike or walk to work for part or all of their commute.
4. Working with the Transportation Management Association to ensure that plans for shuttle service along the Shoreline Transit Corridor come to fruition in a way that will reduce the need for parking at this site.

Of course, ECI will also provide as much information and assistance as possible to prospective tenants about the parking situation in order to help encourage their employees to use non-car transportation.

The landscaping requirement for the site is fifteen percent (15%). If granted the parking reduction above, ECI will be able to meet this requirement.

In conclusion, we are seeking a CUP for a parking reduction due to non-conforming parking stalls, site conditions and parking requirements. We are committed to making the building and landscaping improvements to the site more compatible to the surrounding buildings to attract tenants and create additional jobs in Mountain View. We fully intend to deliver a property consistent with the upgraded image Mountain View presents to attract its prestigious tenant base and hope you can support us in this endeavor.

Thank you for considering this CUP application and for your assistance in this matter.

Very truly yours,

Mustafa Qarshi

Embarcadero Realty Services LP, as Agent for ECI Four Terra Bella LLC